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TRANSFER
TAX
PAIDWARRANTY DEED

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JOHN S. TUCKER and PHYLLIS N. TUCKER (also known as PHYLLIS A. TUCKER) of East Waterford, County of Oxford and State of Maine for consideration paid, grant to JOHN FORTIER and VASILISSA FORTIER of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land, situated in Waterville, County of Kennebec, State of Maine, being Lot #82 on the Revised Plan of Cherry Hill Terrace, Made by Associated Engineer, Inc., dated January 31, 1957, and recorded in the Kennebec County Registry of Deeds, Plan Book 20, Page 50, to which reference is made for a more particular description.

FIRST: This entire tract shown by the Plan of Cherry Hill, referred to above, is restricted to Building for residential purposes only by the Waterville Zoning Ordinance, and this Lot #82 and all other lots shown by said Plan is subject to and entitled to the benefits of said Ordinance.

SECOND: It is further covenanted and agreed that neither this Lot #82 nor any other lot shown by said Plan shall be used for building more than one (1) dwelling house and that no house shall be adapted or used by more than one (1) family.

THIRD: Furthermore, no such house shall be erected costing less than Fifteen Thousand (\$15,000.00) Dollars in said Cherry Hill Development.

FOURTH: No building or any part of a building shall be erected or allowed to stand upon said lot within forty (40) feet of the street line, or within fifteen (15) feet of the boundary line of the lot.

Being the same premises conveyed to John S. Tucker and Phyllis A. Tucker by warranty deed from Philip H. Palamountain and Geraldine M. Palamountain dated June 14, 1973 and recorded in the Kennebec County Registry of Deeds in Book 1648, Page 36. In said deed Phyllis N. Tucker was erroneously referred to as Phyllis A. Tucker.

WITNESS our hands and seals this 7th day of April, 1988.

D. R. But
witness

John S. Tucker
JOHN S. TUCKER

D. R. But
witness

Phyllis N. Tucker
PHYLLIS N. TUCKER

THE STATE OF MAINE
Kennebec, ss.

April 7, 1988

Then personally appeared the above named JOHN S. TUCKER and PHYLLIS N. TUCKER and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Notary Public


David R. Butler, Esq.



DAVID R. BUTLER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JUNE 21, 1993

RECEIVED KENNEBEC SS.

1988 APR 12 AM 9:00

ATTEST: 
REGISTER OF DEEDS